

**HONORABLE CITY PLANNING COMMISSION  
CINCINNATI, OHIO**

**June 16, 2006**

**SUBJECT:**

A report and recommendation concerning the grant of a permanent aerial easement over Michigan Avenue to Michigan Terrace LLC for the location of cantilevered fascia and balconies in the neighborhood of Hyde Park.

**BACKGROUND:**

The City of Cincinnati is the owner of Michigan Avenue north of Erie Avenue. Michigan Terrace LLC owns the property at the corner of Erie Avenue and Michigan Avenue where a mixed residential-commercial building is being constructed, known as the Michigan Terrace. As part of the Michigan Terrace project, Michigan Terrace LLC has petitioned to purchase a permanent aerial easement over Michigan Avenue for cantilevered fascia and balconies. An appraisal of the easement performed by Real Estate Services has determined that its fair market value is \$1,100.00, which Michigan Terrace LLC has deposited with the City Treasurer. The administration recommends granting the easement.

**RECOMMENDATION**

The staff of the Department of Community Development and Planning recommends the City Planning Commission takes the following action:

“Approve the grant of a permanent aerial easement over Michigan Avenue to Michigan Terrace LLC for the location of cantilevered fascia and balconies.”

Respectfully submitted:

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Stephen C. Briggs  
Senior City Planner

Approved:

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Margaret A. Wuerstle, AICP  
Chief Planner

CN-P

GREGSON PL

CN-P

HYDE PARK SQUARE

CN-P

MICHIGAN AV

SF-6

2740 ERIE AV.



OL

SHAW AV

ERIE AV

OL